



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
FEBRUARY 8, 2022
9:00 A.M.**

Staff Present:

Mary Allman, Administrative Assistant
Christine Chaney, Administrative Assistant
Loen Garrick, Administrative Assistant
Crystal Green-Griffith, Administrative Assistant
Porshia Williams, Assistant Director, Development Services
Antonio Wood, Administrative Assistant
Rhonda Hasan, Assistant City Attorney
Stephanie Bass, Code Compliance Supervisor
Luke Boodram, Code Compliance Officer
Gustavo Caracas, Code Compliance Officer
Christina Caserta, Code Compliance Officer
Julio Davila, Code Compliance Supervisor
Paulette Del Grosso, Code Compliance Officer
Patt Gavin, Code Compliance Officer
Patrice Jolly, Code Compliance Officer
Dorian Koloian, Senior Code Compliance Officer
Malaika Murray, Code Compliance Officer
Wilson Quintero, Sr. Code Compliance Officer
Bernstein Saimbert, Code Compliance Officer
Reginald White, Code Compliance Supervisor
Gail Williams, Sr. Code Compliance Officer

Respondents and witnesses

CE21120314: Marcelo Gonzalez	CE20120191: Arlene Esin
CE21060145: Eugenio Palermo	CE21120469: Renata Tapia; Nelson Zambrano
CE21120640: David Ide; Lindsey Way	CE21090800: Daniel Anthony Laurie
CE21120589: Kristine Sawyers; Sherry Fray	CE20091288; CE20100030: Maria Castro
CE21010627: CE21010622: Gerald Brooks	CE21080201: Ivar Tar
CE21100291: Kevin Diaz	CE21110542: Michael Styles
CE21110508: Shermin Gresh; Anthony Adelson; Sharon	CE21100322: Leandro De Lima
Bradshaw; Jane Baine; John Webb; Peter Ware; Chetram	
Persaud	
CE21090162: Anthony Adelson	

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:01 A.M.

Case: CE21090800

1811 NE 56 ST
DANIEL ANTHONY LAURIE REV TR;
LAURIE, DANIEL ANTHONY TRUSTEE

Service was via posting at the property on 1/19/22 and at City Hall on 1/25/22.

Malaika Murray, Code Compliance Officer, testified to the following violation(s):

Special Magistrate Hearing

February 8, 2022

Page 2

VIOLATIONS: 9-304(b)

OFF-STREET PARKING/DRIVEWAYS ARE NOT BEING MAINTAINED IN A SMOOTH WELL GRADED CONDITION. THE PARKING AREA IS FADED AND HAS POTHOLES.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Murray presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Daniel Anthony Laurie said there was a County project for installing sidewalks and drainage along NE 56 Street and he wanted to wait until that project was completed before addressing the driveway issue. Officer Murray said after 63 days, they could revisit the issue.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

Case: CE21080201

REQUEST FOR EXTENSION

1844 SE 1 AVE

RL ASSET COMPANY LLC

This case was first heard on 10/28/21 to comply by 1/27/22. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,800.

Reginald White, Code Compliance Supervisor, said just the interior violations remained and he recommended an extension.

Ivar Tar said they had just purchased the property and requested 90 days.

Judge Purdy granted a 91-day extension, during which time no fines would accrue.

Case: CE21100291

1018 NW 14 ST

FKH SFR C1 LP

%FIRST KEY HOMES LLC

Service was via posting at the property on 1/22/22 and at City Hall on 1/25/22.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-308(b)

FAILURE TO MAINTAIN ROOF AND SOFFIT IN A CLEAN CONDITION.

18-4.(c)

THERE IS A DERELICT VEHICLE (MERCEDES BENZ WITH EXPIRED TAG) ON THE DRIVEWAY OF THIS PROPERTY.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day, per violation.

Kevin Diaz stated the roof issue had been addressed and the car removed. He requested 60 days in case the tenant needed to be evicted. Officer Caracas recommended 28 days to comply.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 3/8/22 hearing.

Case: CE21090162

CITATION

Special Magistrate Hearing

February 8, 2022

Page 3

1207 SW 21 ST
1207 SW 21ST LLC

This case was first cited on 9/9/21 to comply by 9/10/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,600 and the City was requesting the full fine be imposed. No appeal had been received.

Gail Williams, Code Compliance Officer, recommended imposition of the fines.

Anthony Adelson, attorney, said the bags had been used for trash because the City could not provide sufficient trash bins for the property. Public Works had indicated no citation should be issued if the City was not providing trash cans. Since the City had delivered the additional cans, the issue had not recurred. Mr. Adelson said the management company had removed the trash on 9/10/21.

Porshia Williams, Assistant Director, Development Services, acknowledged the trash bin shortage and withdrew the case.

The following two cases for the same owner were heard together:

Case: CE20091288

ORDERED TO REAPPEAR

1812 NE 23 AVE
DELONG, AUGUSTUS G JR

This case was first heard on 11/9/21 to comply by 2/8/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Dorian Koloian, Senior Code Compliance Officer, said progress had been made but the violation remained.

Maria Castro, the contractor's representative, said marine contractors were busy and they anticipated a crane in 45-60 days.

Officer Koloian suggested 91 days and ordering the respondent to attend the 5/10/22 hearing.

Judge Purdy granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/10/22 hearing.

Case: CE20100030

ORDERED TO REAPPEAR

1812 NE 23 AVE
DELONG, AUGUSTUS G JR

This case was first heard on 11/9/21 to comply by 2/8/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Judge Purdy granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/10/22 hearing.

Case: CE21110508

1207 SW 21 ST
1207 SW 21ST LLC

Service was via posting at the property on 1/13/22 and at City Hall on 1/25/22.

Patrice Jolly, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 15-282.(d)(1)a.

THERE IS A QUALIFYING NUMBER OF VIOLATIONS AT THIS VACATION RENTAL PROPERTY TO REQUEST A CERTIFICATE SUSPENSION(180 DAYS) BEFORE THE SPECIAL MAGISTRATE. CASE NUMBERS CE21090162, CE21100961 AND CE21110432.

Officer Jolly presented the case file into evidence and reviewed the previous violations. He recommended the owner's vacation rental certificate be suspended for 180 days.

Ms. Hasan stated the code indicated that after a third violation, the vacation rental certificate shall be suspended for 180 days.

Anthony Adelson, attorney, said the trash violation on 11/15/21 related to a bin with a broken lid, and happened at the time the City could not provide an adequate number of bins as discussed in the previous case, which had been withdrawn.

Peter Ware, adjacent neighbor, provided his own photos and video of the subject property and said this vacation rental had impacted his family "to the point of insanity." There had been over 200 issues since the vacation rentals had begun. Issues included: noise; marijuana use; guns present on guests; guest revving their car engines; fights between guests; guests parking on the lawn; trash left on the street; drug dealing.

John Webb, neighbor, said he had a petition from 12 neighbors. He said the listing called this a "party house."

Jane Baine, adjacent neighbor, stated her family could not use their backyard anymore because of the noise.

Mr. Adelson said the issues raised by the neighbors did not relate to the citations. He said the property complied with the terms of the certificate. Ms. Hasan stated the previous cases cited had been adjudicated and the property found in violation. Officer Jolly said the owner was responsible to maintain the property and if the trash was not being picked up, the owner should have made other arrangements.

Chetram Persaud, property manager, said every guest was vetted but there was only so much they could do. He stated they sent message throughout the rental to keep noise to a minimum and they had security patrol the neighborhood every night. They also had noise monitors on the property.

Mr. Adelson said this management company went above and beyond what the City and Airbnb required.

Judge Purdy found in favor of the City and suspended the vacation rental certificate for 180 days.

Case: CE20120191

1345 NE 15 AVE

ESIN, JOHN & ARLENE

This case was first heard on 9/14/21 to comply by 12/14/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Paulette DelGrosso, Code Compliance Officer, said a final inspection was needed and recommended a 30-day extension.

Arlene Esin agreed to the extension.

Judge Purdy granted a 28-day extension, during which time no fines would accrue and ordered the respondent to attend the 3/8/22 hearing.

Case: CE21110542

CITATION

Special Magistrate Hearing

February 8, 2022

Page 5

2674 E OAKLAND PARK BLVD
GONGALES, ARRON C;
STRAMAGLIA, VITO

This case was first cited on 11/17/21 to comply by 11/18/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,000 and the City was requesting the full fine be imposed. No appeal had been received.

Christina Caserta, Code Compliance Officer, said this was a recurring violation. She requested a finding of fact that the violation had existed as cited.

Michael Styles, attorney, said they would pursue a lien reduction.

Judge Purdy imposed the \$6,000 fine.

Case: CE21120589

CITATION

721 NW 19 ST
SREIT VENICE COVE FLL LLC;
% STARWOOD CAPITAL GRP GLOBAL LP

This case was first cited on 12/28/21 to comply by 12/29/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,225 and the City was requesting the full fine be imposed. No appeal had been received.

Gail Williams, Code Compliance Officer, recommended imposition of the fines.

Kristine Sawyers, attorney, said he client purchased this property days before it was cited. There had been issues with the trash contractor about lack of service.

Judge Purdy imposed the \$4,225 fine.

Case: CE21120640

CITATION

700 SW 8 WAY
IDE, DAVID J

This case was first cited on 12/29/21 to comply by 1/13/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,000 and the City was requesting the full fine be imposed. No appeal had been received.

Patrice Jolly, Code Compliance Officer, recommended imposition of the fines.

Lindsey Way said she had not understood the appeal process. She was still in the process of getting the certificate.

Judge Purdy imposed the \$3,000 fine.

The following two cases for the same owner were heard together:

Case: CE21010622

ORDERED TO REAPPEAR

801 NE 62 ST
FIRTH PROPERTIES 899 NE 62ND LLC

This case was first heard on 6/8/21 to comply by 8/10/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,700 and the City was requesting the full fine be imposed.

Dorian Koloian, Senior Code Compliance Officer, recommended reducing the amount owed to \$1,160 to cover

Special Magistrate Hearing

February 8, 2022

Page 6

administrative costs.

Gerald Brooks said it had taken some time to get the permit.

Judge Purdy imposed administrative costs of \$1,160.

Case: CE21010627

ORDERED TO REAPPEAR

899 NE 62 ST

FIRTH PROPERTIES 899 NE 62ND LLC

This case was first heard on 6/8/21 to comply by 8/10/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,700 and the City was requesting the full fine be imposed.

Dorian Koloian, Senior Code Compliance Officer, recommended reducing the amount owed to \$930 to cover administrative costs.

Judge Purdy imposed administrative costs of \$930.

Case: CE21100322

2945 NW 68 ST

DE LIMA, LEANDRO

Service was via posting at the property on 1/10/22 and at City Hall on 1/25/22.

Bernstein Saimbert, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b) **COMPLIED**

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING GUTTERS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND PEELING PAINT.

9-280(h)(1)

THE WOODEN FENCE IN THE REAR AT THIS PROPERTY IS IN DISREPAIR. THE FENCE IS LEANING AND HAS MISSING SLATS AND IS NOT BEING MAINTAINED AS REQUIRED.

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Leandro De Lima requested 60 days.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

Case: CE21120314

CITATION

525 NE 17 WAY

GONZALEZ, MARCELO;

PAPARONI, JESSICA M PECORARO

This case was first cited on 12/14/21 to comply by 1/10/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,000 and the City was requesting the full fine be imposed. No appeal had been received.

Patrice Jolly, Code Compliance Officer, recommended imposition of the fines.

Marcelo Gonzalez said his son, the owner, had been out of the country when the property was cited, but had ceased the

rental.

Judge Purdy imposed the \$4,000 fine.

Case: CE21060145
600 E CAMPUS CIR
PALERMO, EUGENIO C;
JIMENEZ, NATHALY CORREA

This case was first heard on 11/9/21 to comply by 12/7/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$725 and the City was requesting the full fine be imposed.

Patt Gavin, Code Compliance Officer, said the owner had worked diligently and recommended imposing administrative costs of \$200.

Eugenio Palermo agreed to the fine reduction.

Judge Purdy imposed administrative costs of \$200.

Case: CE21120469 CITATION
1633 NE 15 ST
ZAMBRANO, NELSON

This case was first cited on 12/22/21 to comply by 1/6/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,200 and the City was requesting the full fine be imposed. No appeal had been received.

Patrice Jolly, Code Compliance Officer, recommended imposition of the fines.

Nelson Zambrano said he had been overseas when the property was cited.

Judge Purdy imposed the \$6,200 fine.

Case: CE21120029
1941 NE 51 ST 31
SYMPHONY BUILDERS AT BELLAGIO LLC

Service was via posting at the property on 1/19/22 and at City Hall on 1/25/22.

Malaika Murray, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(g) **COMPLIED**
THE STOVE IN UNIT 36 IS MALFUNCTIONING AS IT TURNS ON BY ITSELF. THE
OPERATION OF THE STOVE IS CURRENTLY CONTROLLED BY THE CIRCUIT BREAKER.

18-12.(a)
THERE IS RUBBISH AND DEBRIS ON THIS PROPERTY. THERE IS A MATTRESS
STORED ON THE NORTHEAST PORTION OF THIS PROPERTY.

9-280(b)
THERE ARE WINDOWS THAT ARE SCREWED SHUT AT UNIT 31.

Officer Murray presented the case file into evidence and recommended ordering compliance with 9-280(b) within 3 days

Special Magistrate Hearing

February 8, 2022

Page 8

or a fine of \$100 per day and with 18-12.(a) within 10 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance with 9-280(b) within 3 days or a fine of \$50 per day and with 18-12.(a) within 10 days or a fine of \$50 per day.

Case: CE21110731

2300 W BROWARD BLVD
RACETRAC PETROLEUM;
%SILVER OAK ADVISORS

Service was via posting at the property on 1/14/22 and at City Hall on 1/25/22.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS COMMERCIAL PROPERTY "RACETRAC", INCLUDING BUT NOT LIMITED TO WHEEL STOPS IN DISREPAIR, SEVERAL AREAS INCLUDING THE STORE ENTRANCE HAS DIRT, OIL AND BLACK STAINS. THE STRIPPING SURFACES ARE MISSING AND/OR FADING. THERE IS TRASH AND DEBRIS.

18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS COMMERCIAL PROPERTY "RACETRAC", INCLUDING BUT NOT LIMITED TO A PILE OF TRASH AT THE SOUTH/EAST CORNER AT THE REAR OF THE PROPERTY, BOTTLES, PAPERS, MISCELLANEOUS TRASH AND DEBRIS ON THE PROPERTY, REAR YARD, UNDERNEATH THE HEDGES AND ON THE SWALE AREAS.

47-19.5.D.5.

THERE IS A BUFFER WALL ON THIS COMMERCIAL PROPERTY "RACETRAC" THAT NEEDS REPAIR AND MAINTENANCE, INCLUDING BUT NOT LIMITED TO GRAFFITI, STAINS AND CRACKS.

Officer Quintero presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 14 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance with 18-12.(a) within 14 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Case: CE21120481

1540 NW 6 ST
BROWN, LAWYER & LEONA

Service was via posting at the property on 1/20/22 and at City Hall on 1/25/22.

Dorian Koloian, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE CE21020698 AND THEREFORE WILL BE SCHEDULED TO GO BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 28 days or a fine of

Special Magistrate Hearing

February 8, 2022

Page 9

\$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

Case: CE21040500

400 SW 22 AVE

DALRYMPLE, ESAU &;

DALRYMPLE, JULIE

Service was via posting at the property on 1/26/22 and at City Hall on 1/27/22.

Luke Boodram, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-313.(a) **COMPLIED**

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

9-304(b)

THE DRIVEWAY IS IN DISREPAIR AND NOT BEING MAINTAINED.

9-308(b) **COMPLIED**

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

Officer Boodram presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day, per violation.

Case: CE21120550

609 SW 1 AVE

NEW RIVER PROPERTY OWNER LLC;

% SILVERBACK DEVELOPERS LLC

Service was via posting at the property on 1/24/22 and at City Hall on 1/25/22.

Gail Williams, Sr. Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-1.

THERE IS GRAFFITI AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

Officer Williams presented the case file into evidence and recommended ordering compliance within 10 days or a fine of

Special Magistrate Hearing

February 8, 2022

Page 10

\$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day.

Case: CE21110667

519 SW 4 AVE

WILLIAM & JOAN CARROLL IRREV TR;

CARROLL, RICHARD TRUSTEE ET AL

Service was via posting at the property on 1/24/22 and at City Hall on 1/25/22.

Gail Williams, Sr. Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

Officer Williams presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day.

Case: CE21100287

1000 NW 14 ST

MOSLEY, DAISY

Service was via posting at the property on 1/22/22 and at City Hall on 1/25/22.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER, INCLUDING BUT NOT LIMITED TO SWALE/RIGHT-OF-WAY.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

9-306 **COMPLIED**

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

Case: CE21100285

948 NW 14 ST

DERIS, JACKSON & MARIE VERONIQUE

Service was via posting at the property on 1/22/22 and at City Hall on 1/25/22.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY/SIDEWALK AREA.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER, INCLUDING BUT NOT LIMITED TO SWALE/RIGHT-OF-WAY.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

9-304(b)

GRAVEL OR PAVED DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE. THE ENTRANCE TO THE DRIVEWAY HAS WEEDS GROWING THROUGH IT AND NEEDS TO BE RE-GRAVELED.

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

18-4.(c)

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY WITH AN EXPIRED TAG.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day, per violation.

Case: CE21110752

1751 NE 56 ST

LANAI 19 LLC

Service was via posting at the property on 1/24/22 and at City Hall on 1/25/22.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. PARKING AREA REQUIRES TO BE RESURFACED AND RESTRIPE.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

Case: CE21100681

3250 GLENDALE BLVD

JONES, MARVIN

Certified Mail was accepted on 1/24/22. Service was also via posting at City Hall on 1/25/22.

Patt Gavin, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b)

THERE IS A VEHICLE (TRUCK) PARKED ON THE GRASS/LAWN AREA.

26-129(a)(4)

Special Magistrate Hearing

February 8, 2022

Page 12

VEHICLES ARE PARKED IN SUCH A WAY AS TO BLOCK THE SIDEWALK.

Officer Gavin presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day, per violation.

Case: CE21110606

610 SW 31 AVE

OSBORNE, ESSIE MAE

Service was via posting at the property on 1/12/22 and at City Hall on 1/25/22.

Patt Gavin, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

Officer Gavin presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day.

Case: CE21120385

1344 NW 3 AVE

ROI CAPITAL INVESTMENT LLC

Service was via posting at the property on 1/12/22 and at City Hall on 1/25/22.

Bernstein Saimbert, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-306 **COMPLIED**

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE SOFFIT AND EXTERIOR DOOR ARE NOT BEING MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND PEELING PAINT.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER TO INCLUDE ON THE SWALE AREA.

18-12.(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

Case: CE21110478

1001 NW 51 CT

REC REAL ESTATE HOLDINGS LLC

Service was via posting at the property on 1/19/22 and at City Hall on 1/25/22.

Bernstein Saimbert, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-21.11.A.

THE LANDSCAPE ALONG THE RIGHT OF WAY (NW 10 TER) AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

Case: CE21110500

1001 NW 52 ST

CES PROPERTY DIVISION

Service was via posting at the property on 1/19/22 and at City Hall on 1/25/22.

Bernstein Saimbert, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-21.11.A.

THE LANDSCAPE ALONG THE RIGHT-OF-WAY AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

Case: CE21110789

3340 NW 63 ST

PEREZ, YUCEIDY C CRUZ H/E;

DIAZ, WILFREDO BENCOMO

Service was via posting at the property on 1/10/22 and at City Hall on 1/25/22.

Bernstein Saimbert, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE.

9-304(b) **COMPLIED**

18-4.(c) **COMPLIED**

THERE IS A GRAY NISSAN DERELICT VEHICLE ON THE PROPERTY WITHOUT A TAG.

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

Case: CE21090575

1309 NW 8 AVE

PINE SHADOWS HOMEOWNERS ASSN;

PHASE II & III INC

This case was first heard on 12/9/21 to comply by 1/13/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,300 and the City was requesting imposition of the fines, which

Special Magistrate Hearing

February 8, 2022

Page 14

would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$1,300 fine, which would continue to accrue until the property was in compliance.

Case: CE21080577

6210 N ANDREWS AVE

DOUBLE MOUNTAIN DEV VENTURES LLC

This case was first heard on 11/9/21 to comply by 11/19/21 and 12/14/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,500 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$1,500 fine.

Case: CE21070791

2648 SW 7 ST

WILLIAMS, ELIZABETH

This case was first heard on 9/14/21 to comply by 12/28/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Luke Boodram, Code Compliance Officer, said the owner was making progress and recommended a 35-day extension.

Judge Purdy granted a 35-day extension, during which time no fines would accrue.

Case: CE21120418

CITATION

1223 NE 16 AVE

EUBANKS, DANIEL;

LYONS, MATTHEW D

This case was first cited on 12/20/21 to comply by 1/14/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,000 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$2,000 fine.

Case: CE21120512

CITATION

2554 KEY LARGO LN

CLIFFORD, BENJAMIN

This case was first cited on 12/22/21 to comply by 1/6/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,400 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$5,400 fine.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on pages 29 and 30 into the record as an exhibit.

Cases Complied

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases Rescheduled

Special Magistrate Hearing

February 8, 2022

Page 15

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Cases with No Service

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Respondent Non-Appearance

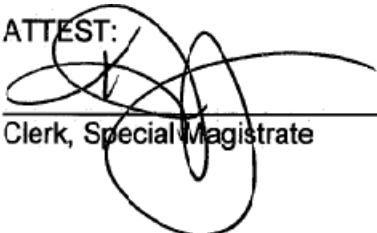
Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

There being no further business, the hearing was adjourned at 11:47 A.M.



SPECIAL MAGISTRATE

ATTEST:



Clerk, Special Magistrate